

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9/32 Pine Hill Drive Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,300

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/113 Franciscan Avenue Frankston VIC 3199	\$595,000	18-Sep-19
7/55 Screen Street Frankston VIC 3199	\$600,000	22-Oct-19
4/55 Screen Street Frankston VIC 3199	\$595,500	26-Oct-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 December 2019

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**2/113 Franciscan Avenue Frankston VIC 3199**

Sold Price

**\$595,000**

Sold Date

**18-Sep-19**

3

2

2

Distance

**0.43km**

**7/55 Screen Street Frankston VIC 3199**

Sold Price

**\$600,000**

Sold Date

**22-Oct-19**

4

2

2

Distance

**1.26km**

**4/55 Screen Street Frankston VIC 3199**

Sold Price

**\$595,500**

Sold Date

**26-Oct-19**

3

2

2

Distance

**1.3km**

RS = Recent sale

UN = Undisclosed Sale

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